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GOVERNMENT DOCUMENTS



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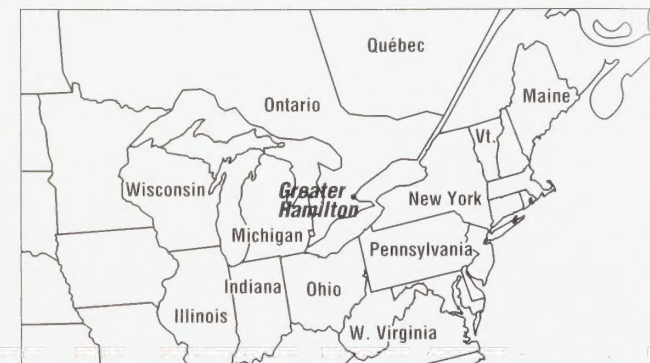
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EXECUTIVE SUMMARY



1) LOCATION

The Regional Municipality of Hamilton-Wentworth (Greater Hamilton), located in southern Ontario at the west end of Lake Ontario, is the largest economic unit and industrial complex in Canada. The Region encompasses a total area of 112,136 hectares (Ancaster 18,057, Dundas 2,350, Flamborough 49,613, Glanbrook 20,412, Hamilton 12,224, Stoney Creek 9,480). Source: Hamilton-Wentworth Budget 93-94.



2) HIGHWAY DISTANCES

Hamilton-Wentworth to:

Toronto	68 km / 1 hr. drive
Ottawa	518 km / 6 hr. drive
Montreal	641 km / 7 1/2 hr. drive
Boston	870 km / 10 hr. drive
Buffalo	104 km / 1 1/2 hr. drive
Chicago	800 km / 10 hr. drive
Cleveland	422 km / 5 hr. drive
Detroit	320 km / 4 hr. drive
Indianapolis	853 km / 10 hr. drive
New York	818 km / 10 hr. drive
Philadelphia	813 km / 10 hr. drive
Pittsburgh	476 km / 6 hr. drive
Washington	872 km / 10 1/2 hr. drive
Hamilton International Airport	15 min. drive
Pearson International Airport	45 min. drive
Buffalo International Airport	1 1/2 hr. drive

Over 100 million people reside within a five hundred mile radius, or a one day journey from Greater Hamilton.

Source: Hamilton Automotive Club, 1994

3) TRANSPORTATION

Greater Hamilton is served by two national railways, Hamilton Harbour and the St. Lawrence Seaway. The newly expanded modern Hamilton International Airport is located 20 minutes from the downtown and major industrial core.

Served by a variety of Regional, National and International Carriers, services are offered for both charter and scheduled flights. The Region is linked to Ontario's major highways by a superb transportation network. Construction of a new trans-Region freeway, linking the QEW and highway 403 in the west, will further enhance the Region's transportation system.

4) POPULATION

Greater Hamilton	
1991 Census Population	451,665
Greater Hamilton	
1994 Forecasted Population	461,400
Average annual population growth rate (1988 - 1991)	1.6%
Population in trading area: over 4.5 million	
Source: Hamilton-Wentworth Planning and Development Department, 1994	

5) LABOUR FORCE (Hamilton CMA*)

(November 1994)	
Population 15+	506,000
Active Labour Force	335,000
Employed Labour Force	308,000
Unemployed	26,000
Participation Rate	66.1%
Unemployment Rate	7.9%
Source: Canada Employment Centre, 1994	

Our large female and male labour pool is educated, skilled, adaptable and productive in a variety of service, trade and professional positions.

*Hamilton Census Metropolitan Area includes the Hamilton-Wentworth Region, the City of Burlington and the Town of Grimsby.

6) LABOUR DISTRIBUTION: EMPLOYMENT BY INDUSTRY SECTOR

INDUSTRY SECTOR	TOTAL EMPLOYEES	% OF TOTAL
Manufacturing Industries	48,265	24.4%
Retail Trade Industries	42,910	21.7%
Office	16,285	8.2%
Educational Services Industries	15,400	7.8%
Health and Social Sciences	13,950	7.0%
Fire, Insurance & Real Estate	8,990	4.6%
Accommodation, Food & Beverage Service	8,125	4.1%
Business Services Industries	7,705	3.9%
Government Services Industries	6,955	3.5%
Other Institutional	5,010	2.6%
Transportation & Storage Industries	4,530	2.3%
Recreation	4,325	2.2%
Agriculture & Related Services	4,009	2.0%
Other	3,220	1.6%
Wholesale Trade Industries	3,155	1.6%
Construction Industries	3,150	1.6%
Communication & Other Utility Industries	1,555	.9%
TOTAL LABOUR FORCE	197,539	100%

Source: Planning & Development Department, 1992

7) EMPLOYMENT CHARACTERISTICS/ MAJOR OCCUPATIONS

OCCUPATION GROUP	FEMALES	MALES
Artistic, literary, recreational and related occupations	1,230	1,655
Clerical and related occupations	32,245	9,605
Construction trades	270	13,720
Farming, horticulture and animal husbandry occupations	1,140	3,090
Fishing, trapping and related occupations	0	0
Forestry and logging occupations	30	110
Machining and related occupations	540	7,025
Managerial, administrative and related occupations	10,950	14,085
Material handling and related occupations	1,345	4,370
Medicine and health	11,125	2,385
Mining & Quarrying including oil & gas field occupations	15	460
Natural sciences, engineering and math	1,555	7,310
Occupations not elsewhere classified	1,615	6,980
Other crafts and equipment operating occupations	535	1,755
Processing occupations	1,760	7,625
Product fabricating, assembling & repairing occupations	3,460	12,680
Religion	180	400
Sales occupations	11,205	10,550
Service occupations	16,540	10,750
Social sciences and related fields	3,200	1,420
Teaching and related occupations	6,815	4,140
Transport equipment operating occupations	1,060	7,140
TOTAL	105,950	127,270

SOURCE: Fact Book on Health in Hamilton-Wentworth, 1992
Compiled by health priorities analysis unit at McMaster University

8) TOTAL CAPITAL EXPENDITURES IN MANUFACTURING (HAMILTON CMA)

Greater Hamilton has traditionally been the recipient of large capital investment relative to its share of the population and employment.
1986 - \$1,006.2 1989 - \$ 999.9 1990 - \$1,508.0 (in millions)
Source: Financial Post Survey of Canadian Markets 1994

9) HAMILTON HARBOUR

Dimensions	6.4 km long and 5.6 km wide (4 miles long and 3 1/2 miles wide)
Shipping Season	April 1 - December 24
Annual Tonnage	12.4 Million
Maximum Vessel/Size	222.5 metres by 22.9 metres
Draft	8.3 metres
Berthing	11,570 metres
Total Storage	72,900 square metres
Floating derrick mobile shore cranes	68 - 300 ton Capacity
Cargo Handling	roll-on & roll-off facilities
Serviced by Canadian National Railways (CN) and Canadian Pacific Railways (CP), numerous truck carriers, freight forwarders and the Hamilton International Airport.	

10) HAMILTON AIRPORT

Main Runway 12L/30R	
Length.....	2,438 metres
Width.....	61 metres
Taxiway.....	23 metres
Additional Runway: 06/24 Length	1,829 metres
Width	46 metres
Additional Runway: 12R/30 Length.....	1,580 metres
Width	46 metres
Main Air Carrier Apron	270 metres by 100 metres
Capable of bearing the weight of the heaviest aircraft in service	

11) CONSTRUCTION

	Building Permits issued within the Region of Hamilton-Wentworth, in Millions				
	1990	1991	1992	1993	1994
Industrial	122.1	23.6	12.1	13.2	24.7
Commercial	87.9	45.4	50.2	40.6	26.2
Residential	262.3	179.6	184.2	245.1	190.7
Institutional	100.6	41.8	38.4	53.7	47.0
Source: Regional Economic Development Department					

12) RETAIL SALES - HAMILTON CMA (1994)

3% Below the National Average	
Total Retail Sales	\$4,310,000,000
% of Canadian Total	2.10%
Per Capita	\$7,000
Source: Financial Post Survey of Canadian Markets, 1994	

13) INCOME - HAMILTON CMA (1994)

Total Personal Disposable Income	\$11,978,945,000
% of Canadian Total	2.35%
Per Capita	\$19,400
Average Census Family Income (1991).....	\$56,362
Average Household Income (1991).....	\$50,407
Source: Financial Post Survey of Canadian Markets, 1994	

14) INDUSTRIAL LAND:

Fully serviced prime industrial land is available with approximately 3,000 acres earmarked for industry. Prices are competitive and reasonable starting from \$80,000/acre depending on location in the industrial district. Manufacturing space is available in existing industrial malls or quick construction, pre-engineered buildings.

15) MAJOR INDUSTRIES

Hamilton accounts for more than 40% of all steel production in Canada. Of the 14,000 businesses in the Region, approximately 800 firms are engaged in manufacturing. Traditionally known as a steel centre, today over half of the employment base in Hamilton-Wentworth is engaged in Health Sciences, Environmental Services and Education.

16) MAJOR REGIONAL EMPLOYERS

Major employers in Hamilton-Wentworth Region - September 1994

MANUFACTURING SECTOR	
Stelco Inc.	7,200
Dofasco.....	6,950
National Steel Car	1,050
Westinghouse Canada Inc.....	1,030
Slater Industries Inc.	700
J.I. Case.....	675
Procter & Gamble Inc.	630
Dufferin Construction.....	610
Coppley Noyes & Randall.....	592
Camco Inc.	550
Consumers Packaging.....	520
Levi Strauss & Co. Inc.	500
Consumers Glass.....	400
H.H. Robertson Inc.....	365

NON MANUFACTURING SECTOR

Hamilton Board of Education	4,118
Hamilton Civic Hospitals	4,100
Region of Hamilton-Wentworth.....	3,883
City of Hamilton	3,683
McMaster University	3,250
Chedoke-McMaster Hospitals	3,100
Separate School Board.....	2,350
St. Joseph's Hospital.....	2,113
Bell Canada	1,300
Mohawk College.....	1,100
Philip Environmental Inc.	1,100
Prime Cut Food Services	850
The Hamilton Spectator	756
Sears Canada.....	575
Royal Bank.....	480
Workers' Compensation Board	460

Source: Regional Economic Development Department

17) UTILITIES

NATURAL GAS - Hamilton-Wentworth is served by Union Gas Limited. The firm is connected to the eastern terminus of a pipeline leading to the gas and oil fields of Western Canada. Supply is virtually unlimited and competitively priced.

ELECTRICITY - Ontario Hydro is the producer and bulk supplier to the local utilities. Supply is virtually unlimited and competitively priced.

Canada benefits from the availability of domestic sources of oil, natural gas, coal, nuclear and hydro power. The cost of energy is forecast to remain low as compared to other major industrialized countries. For example; industrial electricity costs in 1993 at 10,000 kW and 5,840,000 kWh per month in Canadian dollars:

Ontario	\$344,000
France.....	\$400,000
Italy	\$442,000
England	\$531,000
Japan (Kansai)	\$537,000
U.S.A. (New York City)	\$852,000

Source: Ontario Hydro Research Information Services Electricity Bill Comparison, November 1993 MR-93-24

18) HOUSING

Greater Hamilton has a variety of housing options ranging in style and size. Single family dwellings account for 56 percent of the housing units in the region; 31 percent are apartments; 8 percent are semi-detached homes and 5 percent are townhouses. An adequate supply of all forms of new housing is under construction and is forecast to continue in the future. Housing in the Region is geared to all levels of income, competitively priced, usually 20 to 30 percent less than Metropolitan Toronto and surrounding area.

20) TAXES

For manufacturing and processing firms, the rate of corporate tax in the Province of Ontario is significantly lower than in both neighbouring American states and Canadian provinces. Additional details are available upon request from the Economic Development Department.

REGIONAL GOVERNMENT TAX INCREASES

Recent property tax increases in the Region of Hamilton-Wentworth compare favourably with other Regional municipalities. In an annual survey, Hamilton-Wentworth ranks second only to Ottawa-Carleton in having the lowest average tax increase over the last three years.

REGIONAL GOVERNMENT TAX INCREASES* (Excludes Utility Rates)

	1992	1993	1994	3 Year Average
Peel	12.9	3.3	-0.45	5.25
Metro-Toronto	14.7	0	0.00	4.90
Waterloo	6.9	2.5	2.08	4.49
York	8.6	4.9	-0.20	4.43
Niagara	7.9	3.7	1.70	4.43
Durham	9.7	3.5	-0.50	4.23
Halton	7.6	1.5	-0.45	2.88
Hamilton-Wentworth	3.8	2.9	0.00	2.23
Ottawa-Carleton	3.8	2.8	-0.30	2.10

*Increase After Assessment Growth
Source: Regional Municipality of Ottawa-Carleton, 1994

21) CULTURE AND ARTS

Greater Hamilton's world class modern theatre-auditorium attracts international stars in the performing arts. In addition, Hamilton Place is home to a renowned philharmonic orchestra, opera company and professional theatre. Amateur theatre also abounds in the Region. A modern convention centre, with 100,000 square feet of meeting space, and other numerous private facilities are attracting large convention business, which has elevated the Region's profile as one of the top three convention destinations in Ontario.

The Region has the fourth largest art gallery in Canada with collections by renowned, national and international artists. Numerous private galleries showcase interesting and unique works of noted and aspiring artists.

19) BANKS/FINANCE/INSURANCE

The Region has a well-developed financial services sector, which includes banks, trust companies, credit unions, mortgage and lending institutions, stock brokers and a wide variety of insurance and appraisal services. Moreover, Greater Hamilton is the regional centre for business activities and many financial institutions in the Niagara Peninsula and Southeastern Ontario.

22) MEDICAL SERVICES

Greater Hamilton's seven teaching hospitals with 3,000 beds are affiliated with McMaster Medical Centre's Faculty of Health and Sciences, which is renowned for its contribution to medical science. Most medical specialties are represented. Our 1,000 physicians and surgeons and 300 dentists combine to complete the picture of high standard medical care worthy of emulation around the world. The Ontario Health Insurance Plan provides universal access to medical services for residents.

23) EDUCATION

McMaster University and Mohawk College of Applied Arts and Technology, both world class institutions of higher learning, keep local industry abundantly supplied with well-educated, skilled employees. In six facilities offering comprehensive undergraduate and graduate programs, McMaster University accommodates over 13,000 full-time students and 3,500 part-time students. The University employs 1,100 faculty members and 2,500 support staff. McMaster accommodates one of the first nuclear research reactors and five libraries with a combined total of nearly 1.5 million volumes. McMaster is home to the famous Bertrand Russell Papers. Mohawk College is a diploma granting institution with 14,000 students enrolled in full-time courses and thousands more in part-time studies. The college offers 60 post secondary, 32 retraining, and 17 apprenticeship programs. Courses include a variety of vocational instruction in industry, commerce and languages.

Leaders in co-operative education between schools and business, most notably through the Skills Training Advisory Committee (STAC), the Region's educational system is one of the finest in the Province. Public and separate school systems offer a full range of educational programs including: French immersion and special programs for physically, mentally handicapped, and gifted students. Several private schools cater to students' individual needs with small teacher-student ratios.

24) SPORTS AND RECREATION

Greater Hamilton is traditionally a sporting community. It is home to the Hamilton Tiger Cats and the Canadian Football Hall of Fame, hockey, baseball, soccer,

swimming, curling, skating, tennis, bicycling, marathon running and an abundance of recreational leagues and clubs. Exciting motor car and harness horse racing are added spectator sports. Each municipality in the Region provides a wide array of indoor and outdoor recreational facilities, community centres and parks for winter and summer activities. There are three downhill ski areas, over 5,000 acres of conservation lands and as many as 20 golf courses, three of which are 18 hole municipal courses. Hamilton Harbour provides ideal sailing and boating opportunities and ice boating in the winter. Copps Coliseum Trade Centre/Arena's state-of-the-art facilities has achieved world wide acclaim as one of the best hockey arenas in Canada, noted for exciting international hockey, in addition to concerts, exhibitions and trade shows.

25) ATTRACTIONS AND SHOPPING

Greater Hamilton has a diversity of excellent attractions, museums, historical buildings, amusements, festivals, and a farmers market. Stroll through the world famous Royal Botanical Gardens, stalk wild animals with your camera at the African Lion Safari, or ride a huge wave at the Region's Wild WaterWorks, Canada's first outdoor wave action pool. A variety of easily accessible malls with major department stores, boutiques and specialty shops awaits the avid shopper.

26) ACCOMMODATION

Individual and family needs can be accommodated in Greater Hamilton. First class accommodations for conventions, tourists and business visitors alike are available in several inns, small motels and major hotels. All are in close proximity to the downtown. Local restaurants and clubs are first rate.